

Advance Plans Committee: 2003-4 Comprehensive Plan Update

Summary of Meeting #17
7:30 am, December 9, 2004

Attendance

Committee Members: Elizabeth Bishop, Frank Garofalo, Bob Hernandez, Bud Hentzen, Ron Marnell, John McKay

MAPD staff: Dave Barber, Stephen Banks, Jess McNeely, Scott Wadle

Other: Janet Miller (Historic Midtown Neighborhood Association), Mitch Mitchell

Discussion Summary

1. Status of Midtown Neighborhood-Wide Rezoning Initiative:

- ❑ Janet Miller and Jess McNeely provided the Committee with a progress report on the efforts of the Midtown Rezoning Committee. Several “opt-outs” have been received. Staff also noted that there has been ongoing verification of land uses, especially along Broadway, to ensure that the proposed rezoning will match existing uses where possible. Staff has also discussed the proposed rezoning with Inter-Faith Ministries to ensure that their long-range villa plans for the area will not be compromised. George Lay Signs was also contacted to verify the nature of their operations and ensure proposed zoning accommodates their uses.
- ❑ The Committee felt comfortable that the rezoning scheme as currently proposed is ready to go before the MAPC as a whole for review and the setting of a public hearing date. Staff plans to have this item appear on the December 23rd MAPC agenda with a recommendation to set a public hearing date of January 27, 2005.

2. 21st Street North Corridor Plan Update:

- ❑ Dave Barber provided an up-date on the status of the Final Draft Plan that will be going forward to the MAPC later in the day for consideration of adoption at the public hearing. Dave advised that MAPD staff have made several edits and changes of an administrative nature to the plan document submitted by the consultant. The only substantive changes made to the Plan deal with a clarification and re-emphasis of the City’s current initiatives for environmental remediation in the North Industrial Corridor (NIC).

3. Comprehensive Plan Update:

- ❑ Stephen Banks led a discussion and review of adjustments to the 2030 Wichita and Small Cities Growth Areas Map. Stephen reported on his meetings with key staff members from Valley Center and Sedgwick to discuss MAPD concerns regarding the size of their projected 2030 growth area, and associated floodplain areas. Sedgwick has recently submitted a revised urban servicing area map that significantly reduces the original 2030 growth area proposed to the east. Valley Center and its Planning Commission will be holding a meeting later in the month to continue discussions on their 2030 growth areas.
- ❑ Future growth areas for Park City and Kechi will need to be adjusted to reflect the recent consent annexations by Kechi, including the Sunnysdale area. The Committee requested that MAPD staff obtain a map for review at the December 23rd Committee meeting, of the current incorporated city limits of Kechi.

The Advance Plans Committee adjourned at 8:30 a.m. Next Committee meeting scheduled for 7:30 a.m., December 23rd.